

**RECEIVED**

JAN 17 REC'D

**Clerk-Treasurer****Steven A. Robins***Attorney*

301-657-0747

[sarobins@lerchearly.com](mailto:sarobins@lerchearly.com)**Notice of Application**

NEW DEVELOPMENT PLAN TO BE CONSIDERED BY THE  
MONTGOMERY COUNTY PLANNING BOARD AT A PUBLIC HEARING

|  |  |
|--|--|
| <b>Plan Type</b>                               | <b>Preliminary Plan</b>  |
| <b>Plan Number</b>                             | <b>120190180</b>   |
| <b>Name of Plan</b>                            | <b>Strathmore Square</b>   |
| <b>Geographic Location</b>                     | <b>Eastern parcel of the Grosvenor-Strathmore Metro Station</b>  |
| <b>Current Zone</b>                            | <b>CR 3.0, C-0.5, R-2.75, H-300' and CR-0.5, C-0.25, R-0.5, H-300'</b>   |
| <b>Number of Proposed Lots/Area and Use(s)</b> | <b>Establish approximately 10 record lots including parcels for private road and open space/1,905,219 square feet of total development; Mixed-use, predominately residential</b> |
| <b>Date</b>                                    | <b>January 15, 2019</b>  |

The above referenced plan application has been filed with the Montgomery County Planning Board and is being reviewed under the provisions of the Montgomery County Code and according to the administrative procedures outlined by the regulations for Chapter 50 and 59 at COMCOR 50/59.00.01.

A copy of the proposed plan is enclosed. This plan may change because of specific reviews and changes suggested by Maryland-National Capital Park and Planning Commission (M-NCPPC) and other county and state agencies. You may participate in this review by sending written comments at any time to the Development Application and Regulatory Coordination Division (DARC), M-NCPPC, 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760, or by contacting the M-NCPPC lead reviewer. Contact information for the lead reviewer is available by linking to the Development Activity Information Center (DAIC) on the M-NCPPC website at [www.montgomeryplanning.org/development](http://www.montgomeryplanning.org/development).

The Montgomery County Planning Board will also hold a public hearing on the above referenced plan application to obtain public comment. The tentative date for this hearing is May 9, 2019; however, please note that this may change. Written notification of the actual public hearing date will be sent to you no later than ten days before the hearing.

If you have questions pertaining to the plan application, please contact the lead reviewer. If you have general questions about M-NCPPC's process, please contact the Information Counter at (301) 495-4610.

Sincerely,

Steven A. Robins





Montgomery Planning

# DEVELOPMENT APPLICATIONS IN MONTGOMERY COUNTY

Demystifying the Development Review Process for Applicants and Neighbors

Consider this your handy guide to how Montgomery Planning, landowners and community members work together to review plans for new development and keep our communities thriving.

This brochure is for you if:

- You're considering or have already submitted an application for new development.
- You have questions or comments about a development application in your community.

## WHY IS DEVELOPMENT REVIEW IMPORTANT?

The Montgomery County Planning Board reviews development applications and subdivision requests to ensure that our county—and your community—is a great place to live, work and visit. During the development review process, Montgomery Planning staff **works jointly with the applicant and community members** to ensure that proposed development is in accord with the Subdivision of Land Article, Zoning Ordinance, General Plan, master plan recommendations and other regulations and guidelines.

## WHAT DO WE LOOK FOR WHEN REVIEWING DEVELOPMENT APPLICATIONS?

Montgomery Planning staff and the Montgomery Planning Board consider whether and how proposed development allows for and provides:

- Adequate public facilities and amenities like schools, parks and libraries.
- Compatibility with neighboring uses.
- Master Plan conformance.
- Appropriate infrastructure like transportation, water and sewer.
- Protection of the environment.
- Preservation of historic resources.

## WHO PARTICIPATES IN DEVELOPMENT REVIEW?

Throughout the development review process, Montgomery Planning staff works jointly with applicants and neighbors to address issues of concern before the Planning Board reviews applications. For example, depending on the findings for a development application, staff may recommend that proposed development projects dedicate land for roads, schools, parks or recreation facilities. Montgomery Planning staff then continues to work with applicants, neighbors and state and local agencies to find common ground.



## ABOUT MONTGOMERY PLANNING

Montgomery Planning examines the past and present land use conditions to plan for the brightest possible future for Montgomery County and its residents. Our research and expertise are informed by the needs and realities of community members like you and other stakeholders to plan, design and enhance the best use of the county's land and related resources. Montgomery Planning's recommendations ensure that communities are designed and equipped to keep pace with the way you live, work and play now and into the future.

## WHAT MONTGOMERY PLANNING DOES

Montgomery Planning develops plans and sets policies to ensure that we have what we need as Montgomery County grows while preserving what's good about what's already in place. We do this through:

- **CUTTING-EDGE RESEARCH** that lays the groundwork for what's possible and what will best serve the community.
- **DEVELOPMENT OF MASTER PLANS AND FUNCTIONAL PLANS** that work toward balancing the county's present realities with the needs of the future to improve our communities.
- **REVIEW OF DEVELOPMENT APPLICATIONS** to ensure that proposed development follows Montgomery County's General Plan and subsequent master plans.
- **LAND USE AND ZONING REGULATIONS** to ensure that communities grow as intended by the master plans.
- **HISTORIC PRESERVATION** to identify, designate and regulate historic sites in the county.
- **EMPOWERING PROPERTY OWNERS TO PARTICIPATE** in the development process by providing information, tools and maps.

## WHAT HAPPENS WHEN SOMEONE WANTS TO DEVELOP LAND?

If you want to develop or subdivide property in Montgomery County, you must submit a development application. That application goes through the development review process, which relies on participation, input and cooperation between the applicant, community members, Montgomery Planning and other agencies.

Depending on what is proposed, how the property is zoned and the zone's requirements, **applicants** may need to submit one or all three of the following type of proposed plans:

- Sketch Plan
- Subdivision Plan
- Site Plan

The development review process is designed to inform and engage the community surrounding the proposed development. Montgomery Planning encourages **community members** to evaluate the effects of a proposed development on neighborhoods and to participate in the Planning Board's review. *See the back of this brochure for tips on how to get involved.*

**KEY**



Applicant



Montgomery  
Planning



Community  
Members

**NATURAL RESOURCES INVENTORY AND FOREST STAND DELINEATION**  
Property owner submits to Montgomery Planning.

**MONTGOMERY PLANNING REVIEW**  
A Montgomery Planning environmental specialist reviews the Natural Resources Inventory/Forest Stand Delineation. Upon approval, the property owner may continue the application process.



**COMMUNITY NOTIFICATION AND MEETING**  
Before filling any development application, a property owner must:

- Post notification signs with contact information.
- Hold meetings with the community.
- Send written notice to abutting and confronting property owners and to homeowner and civic associations within a 1/2–1 mile radius, depending on application type.

**LEARN ABOUT POTENTIAL DEVELOPMENT**  
When community members see signs or receive notice, they should review any information provided. Anyone interested in the development of the site may attend the scheduled community meetings to ask questions or express concerns.



**FILE APPLICATION**  
The applicant submits a proposal for development. At this time, the applicant:

- Sends written notice to the community and all who indicated interest.
- Posts new signs with application number and contact information.

For more information on the types of development plans and on submitting development applications, go to [montgomeryplanning.org/development](http://montgomeryplanning.org/development).

**APPLICATION REVIEW**  
Montgomery Planning accepts an application when all necessary documentation is submitted and complete, and the community is notified. The application is then assigned a Planning Board hearing date in accordance with regulations.

**REVIEW APPLICATION AND COORDINATE**  
Community members are encouraged to:

- Review the application.
- Discuss your questions and concerns with your neighbors.

**LEAD REVIEWER ASSIGNED**  
Montgomery Planning assigns a lead reviewer and a point of contact for the applicant and community members.

**REQUEST MEETING WITH LEAD REVIEWER**  
To learn more about the issues addressed in the plan's review and discuss questions or concerns, community members may:

- Call or meet with the lead reviewer.
- Invite the lead reviewer to attend a civic or a homeowner association meeting.

Contact the lead reviewer at 301-495-4610.

**PLANNING STAFF REVIEW**  
Development Review staff from Montgomery Planning and other county agencies review the development proposal.

They look at the subdivision requirements, zoning ordinance, recommendations in the relevant master plan and other applicable regulations and guidelines. For more info, go to [montgomeryplanning.org/development](http://montgomeryplanning.org/development).

**PROVIDE ONGOING INPUT**

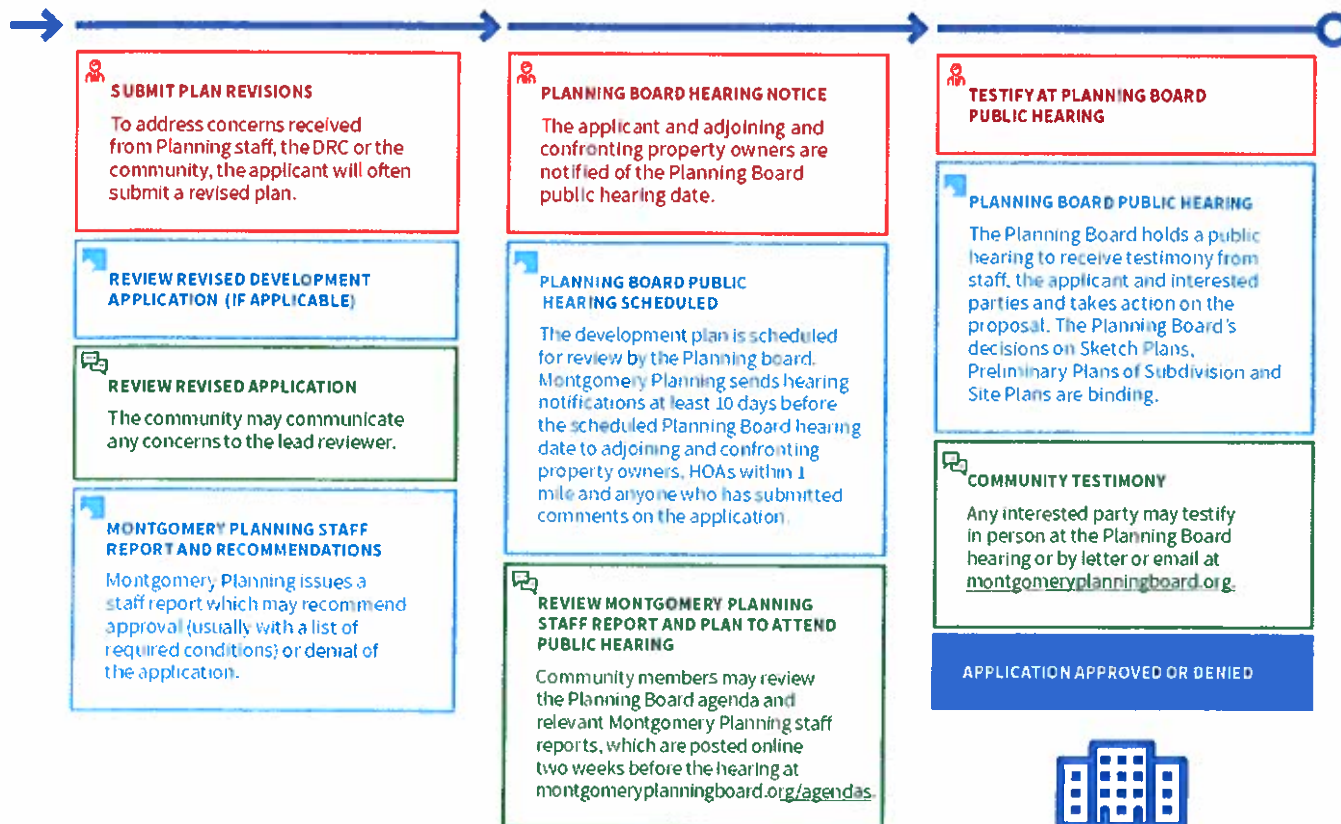
- Community members meet with staff to identify and resolve issues.
- They may also submit written or emailed comments for the lead reviewer's consideration and public record.

**DEVELOPMENT REVIEW COMMITTEE REVIEW**  
Planning staff sends the applicant consolidated comments and the applicant discusses the comments with the Development Review Committee (DRC). Learn more about the DRC at [montgomeryplanning.org/development](http://montgomeryplanning.org/development).

**ATTEND DRC MEETING**  
Community members can attend, but may not speak, at DRC meetings. The schedule is posted two weeks in advance at [montgomeryplanning.org/development/development-review/](http://montgomeryplanning.org/development/development-review/).







## TIPS

### TO EVALUATE EFFECTS OF PROPOSED DEVELOPMENT AND PARTICIPATE IN DEVELOPMENT REVIEW:

1. Be on the lookout for notices of development applications: signs and notifications by mail or from your homeowner or civic association.
2. Review the development application at [montgomeryplanning.org/development](http://montgomeryplanning.org/development) under Development Application Information Center.
3. Consider:
  - The development's effect on adjacent properties and the neighborhood.
  - Whether there is adequate existing and planned public infrastructure to serve the proposed development.
  - The development's impact on traffic and access.
  - The development's environmental impacts and adherence to development regulations.
4. Get in touch with the lead planner with questions, comments and concerns.
5. Testify about the application at the Planning Board's public hearing. Check [montgomeryplanningboard.org](http://montgomeryplanningboard.org) for agenda updates.

## CONTACT US

LEARN MORE ABOUT DEVELOPMENT IN MONTGOMERY COUNTY: [montgomeryplanning.org/development](http://montgomeryplanning.org/development)

FIND DEVELOPMENT APPLICATIONS IN YOUR COMMUNITY: [mcatlas.org/devfinder](http://mcatlas.org/devfinder)

CONTACT MONTGOMERY PLANNING AT: 301-495-4610 or [MCP-InfoCounter@mncppc-mc.org](mailto:MCP-InfoCounter@mncppc-mc.org)

 **Montgomery Planning**